



BOCC AGENDA ITEM

Item Title: Amending Commercial Neighborhood Ordinance

Date: 11/24/2015

Department: Planning and Economic Opportunity

Background:

The Planning and Zoning Board recommends approval of a change to the Commercial Neighborhood (CN) zoning district in order to allow "landscape maintenance service" as a permitted use. The intention is to allow this use to exist nearby the residential areas that it services throughout the county (rather than placing this use at central locations in the county that would be better suited for major commercial or industrial uses). The decentralization of landscape maintenance services will also reduce trip lengths as identified in the Mobility Plan thereby improving traffic congestion and air quality in the county.

In accordance with Section 125.66 F.S. notification letters were sent to approximately 400 property owners in Nassau County that either A) owned property that was currently zoned NC or B) owned property that was within 300 feet of property currently zoned CN (or was currently proposed to be changed to CN). The PEO received one letter on the proposed change expressing concern about "bulk storage" of dangerous chemicals, which will not be the case for a non-industrial activity such as the proposed "landscape maintenance service". In accordance with Section 125.66 F.S this proposed change to the CN district must be heard twice by the BOCC (11/24 and 12/14) since it changes "the list of permitted uses" in a zoning district.

In addition to allowing "landscape maintenance service" in CN, the ordinance modifies in Article 32 adding the "landscape maintenance definition" and differentiating it from "landscape contractor". Also, Article 28 is being revised to ensure that appropriate standards are followed to protect buffering and roadway views nearby residential areas.

The Planning and Zoning board approving the proposed ordinance was held on November 3

Request:

First public hearing for consideration of an Ordinance of the Board of County Commissioners of Nassau County, Florida, amending the Code of Ordinances; amending Article 15 of the Land Development Code, Commercial Neighborhood Zoning District; amending Article 28

of the Land Development Code, Supplementary Regulations; amending Article 32 of the Land Development Code, Definitions; providing for findings; providing for severability; and providing an effective date. **(Second public hearing scheduled for December 14, 2015 at 6:00 p.m.)**

Financial/Economic Impact to Future Years Budgeting Process or Effect on Citizens:

N/A

Action Requested and Recommendation:

Approve ordinance adding "landscape maintenance service" as a permitted use to Article 15 (Commercial Neighborhood District) and amend Article 32 definitions, and amend Article 28, Supplementary Regulations

Is this action consistent with the Nassau County Comprehensive Land Use Plan?

Yes

Funding Source:

N/A

Additional Information Needed for Contracts/Agreements (If Applicable)

Contract Number assigned by Contracts Management:

N/A

For non-governmental agencies, has the document been sent to the vendor for signature?

N/A

Does the document need to be recorded? If so, who will pay the recordation fee?

N/A

Are there any special mailing instructions? (Include contact name, address, deadline for submittal, how to mail such as express mail, FedEx, etc):

N/A

How many originals are needed?

N/A
